

Active



Tran Type:	For Lease	Land Size SF:	Zone/Province:	RUR5
Prop Type:	Office	Lot Frntg FT:	Year Built:	
Total Area:	3375.00	Lot Depth FT:	Title Pulled:	
# Storeys:			Gross Tax/Yr:	
Occupancy:			Linc/PID#:	0018763128
LndUse/Zoning:	Commercial			
Complex Name:				

LseTyp/SubLse: Net	Lease \$/SF:	\$12.00	Gross Income:
Lse Measure:	Lse Term/Rem:		Net Income:
Lse Incentives:	Lse Ren Mo Prd:		Cap Rate:
Lse Op Costs Inc:	Lse Op Cost/SF:	\$0.00	

Main Off SF:	Main Ret SF:	Main Wrhs SF:
Above Off SF:	Above Ret SF:	Above Wrhs SF:

Bldg Type:	Office Building	Ceiling Height:	8	Total Prop SF:	3,375
Construction:	Concrete Block	Contig Space:		Flr Plate Wdth:	37
Poss Dt/Notes:	/ 10/01/11	Tot Prkg Spcs:	3	Flr Plate Dpth:	90
Exclusion Exp:		RPR/Survey:	N	RPR Yr:	
Restrictions:	Landlord Approval	Env Asmt Phs:		Condo Fee:	
Owner Interest:	Freehold	Power Type:	Single Phase		
Fire Protection:		HVAC:	Rooftop		
		Heating Fuel:	Natural Gas		

Reports Avail:

Amenities:

Site Services: Fully Serviced

Site Influence:

Legal Desc: Plan: 868E Blk: 4 Lot: 1/2 21&22

Short Legal:

List Firm 1:	CIR REALTY/C030602	403-291-4440	For Appt Call:	Hugh Bodmer
List Firm 2:			Appt Ph:	403-556-0262
List Realtor 1:	Hugh Bodmer/CBODMEHU	403-556-0262	Appt Info:	Call Lister
List Realtor 2:				
Listers Email:	hugh@hughbodmer.com			
Listers Website:	http://hughbodmer.com			
Commission:	2.5% of the net lease amount for the term lease			

DOM:	0	List Date:	07/11/11	Orig Price:	Sold Price:
Adj Date:		Expiry Date:	12/31/11	Prev Price:	Sold Date:

Sellers Name:

Sell Firm 1:

Sell Realtor 1:

Realtors Rmks: Call lister for appointments. Until Oct.1/2011 showings by appointment only between 9:30am and 4:00pm weekdays.

The space is located in Uptowne Olds and is currently used for bank purposes. There are six offices, staff room, two bathrooms, mechanical area, T bar ceiling, carpet and tile flooring. Also three paved parking stalls at the back. Olds is located adjacent to the Queen Elizabeth II Highway between Red Deer and Calgary, with close access to international airport 45 min south in Calgary, and smaller regional services in Red Deer. Olds is a community that is poised for growth which is demonstrated by the following: New Cornerstone development featuring Wal-Mart, Canadian Tire, Sobeyes and Tim Horton's among others. The town has just annexed six quarters of land. The new Community Economic Development office is now in place to support development initiatives. The community is also exploring a town-wide Fibre Optic cable network for all residences and businesses in town.